

ZONING BOARD OF APPEALS MEETING MINUTES

NOVEMBER 1, 2004

PRESENT: Mary Cardin, Robert Palozej, Mark Spurling (arr. 7:07 PM), Alfred Francis, Richard Cleary (arr. 7:09 PM), and Alternate Robert Wambolt

ABSENT: Kenneth Braga and Alternates Joseph Snyder and Adam LaFleche

STAFF

PRESENT: Rick Kalva, ZEO and Reanna Goodreau, Recording Secretary

I. CALL TO ORDER:

Chairman Cardin called the Zoning Board of Appeals (ZBA) meeting to order at 7:05 PM at the Ellington Town Hall Annex, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS: NONE.

III. PUBLIC HEARINGS:

1. #V200421—West Meadow Associates, LLC for a variance to Ellington Zoning Regulations, Section 7.7b(6)(a)(3)B—Detached Signs Permitted in the C, PC, I, & IP Zones: to increase area from 20 sq. ft. to 32 sq. ft. for a detached sign on property located at 100 West Road, APN 028-010-0000 in a C Zone.

TIME: 7:06 PM

SEATED: M. Cardin, R. Palozej, M. Spurling, A. Francis, R. Wambolt, & R. Cleary

Doug Flamino, partner in West Meadow Associates, LLC, came forward on behalf of the application. He noted that the current sign does not meet the existing zoning regulations. Mr. Flamino explained that one of the two buildings on site was subdivided into four sections. He stated that the hardship is, that in order to make the sign readable on that road, the letters must be 3", and they would exceed the maximum sign size.

The commissioners discussed the request. Many commissioners were concerned with allowing a larger sign. Chairman Cardin noted that she did not see a land-based hardship.

ELLINGTON ZONING BOARD OF APPEALS

MOVED (PALOZEJ), SECONDED (CLEARY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #V200421—WEST MEADOW ASSOCIATES, LLC.

MOVED (PALOZEJ), SECONDED (FRANCIS) TO APPROVE. MOTION FAILED (AYES: PALOZEJ, FRANCIS, & WAMBOLT; NAYS: CLEARY, CARDIN, & SPURLING) #V200421—WEST MEADOW ASSOCIATES, LLC.

IV. UNFINISHED BUSINESS: NONE.

V. NEW BUSINESS: NONE.

VI. ADMINISTRATIVE BUSINESS:

1. Set 2005 Meeting Schedule.

Chairman Cardin asked if any members took issue with the proposed schedule; there were no objections.

BY CONSENSUS, THE COMMISSION APPROVED THE 2005 MEETING SCHEDULE AS PROPOSED.

2. Capital Improvement Budget Requests.

BY CONSENSUS, THE COMMISSION NOTED THEY DID NOT HAVE ANY CAPITAL IMPROVEMENT BUDGET REQUESTS.

3. Approval of October 4, 2004 Meeting Minutes.

MOVED (PALOZEJ), SECONDED (CLEARY) AND PASSED UNANIMOUSLY TO APPROVE THE OCTOBER 4, 2004 MEETING MINUTES.

4. Correspondence:
 - a. Memo to Board of Selectman from Inland Wetlands and Watercourse Agency, dated September 28, 2004.
 - b. Memo to Dennis Milanovich from Shawn Costello, dated September 29, 2004.
 - c. Memo to EDC and Dennis Milanovich from Matt Davis, dated October 2, 2004.
 - d. Memo to Agency Chairpersons and Department Heads from Dennis Milanovich, dated October 5, 2004.
 - e. Memo to Ken LaForge from Richard Cleary dated, October 19, 2004.
 - f. Memo to Land Use Boards from Matt Davis, dated October 19, 2004.
 - g. Letter to Matt Davis from Susan Boyan, dated October 21, 2004.
 - h. Memo to Dennis Milanovich from EDC, dated October 25, 2004.

RECEIPT NOTED.

MOVED (CARDIN), SECONDED (SPURLING) AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA: DISCUSSION OF ZONING REGULATIONS.

5. Discussion of Zoning Regulations.

Commissioner Spurling asked about including impervious surface requirements in the residential zones zoning requirements. He noted that this has been a concern of his, especially since there are many requests for building coverage variances in the Crystal Lake area. Reanna Goodreau noted that if the commission had concerns about the existing regulations or had input for the Planning & Zoning Commission, based on frequently requested variances, they could discuss those issues with the PZC. Commissioner Spurling requested that the ZBA review the zoning regulations for items that may be beneficial to amend.

BY CONSENSUS, THE COMMISSION REQUESTED THAT A GENERAL DISCUSSION OF THE ZONING REGULATIONS BE PLACED ON THE DECEMBER 6, 2004 MEETING AGENDA.

VII. ADJOURNMENT:

MOVED (SPURLING), SECONDED (PALOZEJ) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:45 PM.

Respectfully Submitted,

Reanna Goodreau
Recording Secretary